

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
JUNE 5, 2007**

The regular session of the Auburn City Planning Commission was called to order on June 5, 2007 at 6:03 p.m. by Chairman Merz in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Kosla, Smith, Thompson, Chrm. Merz

**COMMISSIONERS ABSENT:** Worthington

**STAFF PRESENT:** Will Wong, Community Development Director;  
Sue Fraizer, Administrative Assistant

**ITEM I: CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**ITEM II: APPROVAL OF MINUTES**

The minutes of the May 7, 2007 meeting were approved as submitted.

**ITEM IV: PUBLIC COMMENT**

None.

**ITEM V: PUBLIC HEARING ITEMS**

- A. **Auburn Municipal Airport Master Plan.** The applicant (City of Auburn) requests approval of the Auburn Municipal Airport Master Plan Report, April 2006 Draft. The master plan is a 20-year planning document that provides the City with goals and guidelines for future airport development that meets aviation demand, community acceptance, and environmental compatibility. The Planning Commission will provide recommendations that will be forwarded to the Auburn City Council.

Director Wong gave the staff report. The Commissioners were provided with the documents for the update of the Airport Master Plan and the environmental document materials for this project for review. After discussion by the Planning Commission, this item will go before the City Council for approval.

The public hearing was opened.

Anthony Zampolo, 12909 Windsong Court, Auburn, is president of the homeowner's association at Windsong Estates, which is located directly behind the proposed air park. The Association is neither for nor against the air park. Although the proposed project is within Placer County, they want the City to be aware that they have an issue with the easement that comes into their property, they are concerned about noise mitigation, and they are concerned about the proposed density.

Airport Manager, Jerry Martin stated that the project is in the county. The City is involved because the developer is requesting access to the City-owned property at the airport. He has worked with the developer and has found them to be outstanding to work with. He feels this project will be good for the airport as well as the community.

Chrm. Merz asked if the proposed homes will have hangars attached to them.

Mr. Martin replied that of the roughly 50 homes, about 40 of them will have hangars attached to the homes with direct access to the airport. The homes that back up to Windsong Estates will not have hangars attached.

Director Wong pointed out that this project is in the beginning stages and negotiations between the developer and the City are still under way.

Chrm. Merz asked if revenue for the City will be generated from this project.

Mr. Martin replied that revenue to the City will be generated from residents via access fees and land rentals, as well as revenue from the new airport businesses.

Comm. Thompson asked staff if the Windsong homeowners will be able to be updated throughout the development process.

Director Wong replied that they could, and they should contact him or Mr. Martin.

Mr. Martin further explained the Master Plan and its' purpose.

Ken Brody, a consultant with Mead and Hunt spoke about the Master Plan and the Environmental Document associated with this project. There have been very few environmental impacts identified.

Chrm. Merz asked if the City has a requirement to update the Airport Master Plan every ten years.

Mr. Brody replied that there is no particular requirement for this. If there is a lot of growth, the Master Plan should be updated.

Comm. Smith asked if there are still 130 names on the hangar waiting list.

Mr. Martin replied that there are two lists. One is for leased airport land for private hangars and the other is for hangar rentals. When hangars actually become available, it is likely that the number will be less due to the costs involved. Once the 70 are built, he expects that the demand will be met.

Comm. Kosla asked how much revenue the airport brings to the City.

Mr. Martin stated that the airport is a separate enterprise fund. By FAA regulations, all revenues generated must be spent for the operations and maintenance of the airport, including leases.

Comm. Kosla asked if the City subsidizes the airport.

Mr. Martin replied that the airport takes no money from the City's general fund.

Comm. Kosla pointed out that the benefit of the airport to the City is not through revenue, but from airport traffic.

Mr. Martin replied that this is correct, and additionally every building is taxed as real property, which goes into the General Fund. Sales taxes collected also go into the General Fund.

Mr. Zampolo returned to the podium to express his support of the extra revenue the proposed project would generate.

The public hearing was closed.

Comm. Thompson **MOVED** to:

Recommend that the City Council approve the Auburn Municipal Airport Master Plan Report, April 2006 Draft and adopt the Mitigated Negative Declaration.

Comm. Kosla **SECONDED.**

AYES: Kosla, Smith, Thompson, Chrm. Merz  
NOES: None  
ABSTAIN: None  
ABSENT: Worthington

The motion was approved.

**ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings  
The Walker Lot Split appeal will not be heard at the June 11, 2007 meeting.  
The State Farm sign appeal will be heard at the June 11, 2007 meeting.
- B. Future Planning Commission Meetings  
There will be a meeting on June 19, 2007.
- C. Reports  
None.

**ITEM VI: PLANNING COMMISSION REPORTS**

None.

**ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS**

None.

**ITEM VIII: ADJOURNMENT**

The meeting was adjourned at 6:37 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant